

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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DEPARTMENT OF  
BUILDING AND SAFETY  
201 NORTH FIGUEROA STREET  
LOS ANGELES, CA 90012

FRANK BUSH  
GENERAL MANAGER  
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS (BBSC)

201 NORTH FIGUEROA STREET - ROOM 900

TUESDAY, NOVEMBER 6, 2018 - MEETING NO. 8619

9:30 a.m.

**GUIDELINES FOR TESTIMONY ON ALL SCHEDULED HEARINGS**

Pursuant to the Board's Resolution No. 901-90, the Board must necessarily limit the speaking times of those presenting testimony on either side of an issue that is scheduled for a hearing before the Board of Building and Safety Commissioners. In all instances, equal time shall be allowed for presentation of pros and cons regarding the appeal. Specifically, a period, generally limited to two (2) minutes per speaker and ten (10) minutes per side, shall be allowed for all testimony on each side of an issue.

A copy of Board Resolution No. 901-90 may be obtained from the Commission Office, Room 1030, 201 North Figueroa Street, Los Angeles. For further information, call the Commission Office at (213) 482-0466.

Anyone desiring to speak and/or receive a copy of an action regarding a case included in this agenda must complete a speaker card and/or a sign-in sheet and submit it to the Board Secretary. Please do not disrupt proceedings once the meeting has commenced. All beepers and cell phones are to be turned off or otherwise set so as to not disturb the proceedings. It should be noted that the Board may take brief recesses during the meeting, including an approximate 20-minute break around the noon hour.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

Unless otherwise specified at the time of the vote, an action taken, consistent with the staff recommendation, shall be deemed to have been taken on the basis of, and to have adopted, the reasons, findings and conclusions set forth in the staff report as modified by staff at the hearing.

**\*\*NOTE: MEETINGS OF THE BBSC ARE RECORDED. RECORDINGS ARE KEPT FOR A PERIOD OF ONE YEAR.\*\***

**AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8619  
TUESDAY, NOVEMBER 6, 2018**

A. **PRESENTATION BY NEIGHBORHOOD COUNCIL REPRESENTATIVES ON ANY NEIGHBORHOOD COUNCIL RESOLUTION, OR COMMUNITY IMPACT STATEMENT FILED WITH THE CITY CLERK, WHICH RELATES TO ANY AGENDA ITEM LISTED OR BEING CONSIDERED ON THIS AGENDA.**

B. **CANCELLATION AND ADDITION OF FUTURE BOARD OF BUILDING AND SAFETY COMMISSIONERS' MEETINGS.**

C. **PUBLIC HEARINGS** regarding **EXPORT-IMPORT** applications pursuant to Section 91.7006.7.5

1. **1444 NORTH BENEDICT CANYON DRIVE; BOARD FILE NO. 180067**  
CD 5 (Councilmember Paul Koretz); Bel Air – Beverly Crest Planning Area  
**\*\*\* (CONTINUED FROM OCTOBER 16, 2018) \*\*\***

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Larry Smith

Consideration of Application to export 6,600 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332, Class 3 and Class 32 of the California Environmental Quality Act (CEQA) guidelines; Article III, Section 1, Class 3, Category 1; and Article III, Section 1, Class 3, Category 6 of the City CEQA guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

2. **9440 – 9444 WEST SIERRA MAR PLACE; BOARD FILE NO. 170122**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Phillip Johnston

Consideration of Application to export 4,000 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332 Class 32 of the California Environmental Quality Act (CEQA) guidelines; and Article III, Section 1, Class 3, Category 1; of the City CEQA guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

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3. **5031 NORTH ALONZO AVENUE; A.K.A.: 4971 NORTH ALONZO AVENUE; 5056 NORTH ZELZAH AVENUE; AND 17840 WEST SANTA RITA STREET; BOARD FILE NO. 180080**  
CD 5 (Councilmember Paul Koretz); Encino – Tarzana Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Anne Wong

Consideration of Application to export 7,550 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) the associated Mitigated Negative Declaration (MND) (ENV-2016-4854-MND) adopted by the Department of City Planning.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

4. **3887 NORTH ALTA MESA DRIVE; BOARD FILE NO. 180089**  
CD 2 (Councilmember Paul Krekorian); Sherman Oaks – Studio City – Toluca Lake – Cahuenga Pass Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Amit Apel Design Inc.

Consideration of Application to export 1,645 cubic yards of earth from the project site; and consideration whether the project is categorically exempt under Section 15332, Class 32 of the California Environmental Quality Act (CEQA) guidelines; and Article III, Section 1, Class 3, Category 1 of the City CEQA guidelines.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

5. **459 SOUTH HARTFORD AVENUE; BOARD FILE NO. 180118**  
CD 1 (Councilmember Gilbert Cedillo); Westlake Planning Area

STAFF MEMBER: VERONICA LOPEZ  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: JLA

Consideration of Application to export 7,500 cubic yards of earth from the project site; and consideration whether to accept under the California Environmental Quality Act (CEQA) the associated Mitigated Negative Declaration (MND) (ENV-2013-3680-MND) as modified by addendum, adopted by the Department of City Planning.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

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BOARD OF BUILDING AND SAFETY COMMISSIONERS**

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6. **9126 WEST CORDELL DRIVE; BOARD FILE NO. 150060**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Alexander J. Grant

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

7. **1680 & 1690 NORTH DOHENY DRIVE; BOARD FILE NO. 150126**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Brian L. Fitterer

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

8. **1492 NORTH BLUE JAY WAY; BOARD FILE NO. 160038**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Jay Anderson

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

9. **9214 WEST NIGHTINGALE DRIVE; BOARD FILE NO. 160062**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

**AGENDA OF THE  
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APPLICANT: Bluff Point Investments LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

10. **9196 WEST THRASHER AVENUE; BOARD FILE NO. 160085**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Eric Shore

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

11. **9105 WEST CORDELL DRIVE; BOARD FILE NO. 160091**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: 9105 Cordell Drive LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

12. **9006 WEST THRASHER AVENUE; BOARD FILE NO. 160101**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Nobile Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

**AGENDA OF THE  
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ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5

**13. 9161 WEST ORIOLE WAY; A.K.A.: 9190 WEST THRASHER AVENUE; BOARD FILE NO. 160104**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: ARS Holdings LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5

**14. 9016 WEST THRASHER AVENUE; BOARD FILE NO. 160112**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Deuce Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5

**15. 1630 NORTH RISING GLEN ROAD; BOARD FILE NO. 160124**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Jeffrey Hammoudeh

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS  
PURSUANT TO SECTION 91.7006.7.5

**16. 1800 NORTH MARCHEETA PLACE; BOARD FILE NO. 160139**

CD 4 (Councilmember David Ryu); Hollywood Planning Area

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STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Arshia Refoua

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

17. **8818 WEST PINTO PLACE; BOARD FILE NO. 170020**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: KA Hummingbird Place LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

18. **1380 WEST MOCKINGBIRD PLACE & 9195 WEST THRASHER AVENUE; BOARD FILE NO. 170029**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Andrew J. Robbins

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

19. **9432 WEST SIERRA MAR PLACE; BOARD FILE NO. 170121**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Phillip Johnston

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Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

20. **9230 WEST NIGHTINGALE DRIVE; BOARD FILE NO. 170170**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: Pascal Mouawad

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

21. **1800 NORTH DOHENY DRIVE; BOARD FILE NO. 180059**  
CD 4 (Councilmember David Ryu); Hollywood Planning Area

STAFF MEMBER: DINA ELKINAWY  
BUREAU/DIVISION: Engineering/Grading

APPLICANT: 1800 Doheny Drive, LLC

Consideration of concerned parties' views regarding proposed revisions to the "Bird Street" conditions imposed on the approved haul route application.

ACTION BY THE BBSC IS APPEALABLE TO THE CITY COUNCIL WITHIN TEN DAYS PURSUANT TO SECTION 91.7006.7.5

- D. **REVIEW RECOMMENDATIONS** from Department staff regarding requests for modifications of Building Ordinances and/or Code Violation Inspection Fee Ordinances pursuant to the authority described in Section 98.0403.1(b)1 of the Los Angeles Municipal Code. Notification has been completed for those cases requiring notification of adjacent property owners pursuant to Board Resolutions No. 784-95 and 920-98.  
**RECOMMENDATIONS MAY BE ADOPTED AS OFFICIAL ACTIONS OF THE BOARD WITHOUT FURTHER HEARINGS.**

1. **12703 SOUTH FIGUEROA STREET; A.K.A: 510 WEST 127<sup>TH</sup> STREET; BOARD FILE NO. 180113**  
CD 15 (Councilmember J. Buscaino); Harbor Gateway Planning Area

STAFF MEMBER: Mark Rude  
BUREAU/DIVISION: Code Enforcement/Complaints and Referrals



**AGENDA OF THE  
BOARD OF BUILDING AND SAFETY COMMISSIONERS**

**MEETING NO. 8619  
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**PETITIONER:** Juan D. Vallee

**REQUEST:**

Allow a 6-month extension of time to comply with LADBS Order to Comply (OTC) No. A-4637655.  
**ACTION BY THE BBSC IS NOT APPEALABLE**

E. **PROPOSED ORDINANCE AMENDING SECTIONS 91.106.1 AND 91.107, OF DIVISION 1, ARTICLE 1, CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE WITH RESPECT TO TEMPORARY PERMITS ISSUED BY THE DEPARTMENT OF BUILDING AND SAFETY AND ASSOCIATED FEES. BOARD FILE 18.513.**

F. **PUBLIC COMMENTS**

Opportunity for members of the public to address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board.

Note: The Board will limit the total time allocated for public testimony in accordance with its guidelines described on the first page of this agenda; will determine when that time shall be allotted during the meeting; will establish time limits for each speaker; and will specify time limits to be allocated on any one item. Anyone desiring to speak during the public comments period must complete the public comments questionnaire and submit it to the Board Secretary prior to the start of the meeting.

G. **WRITTEN COMMUNICATIONS TO THE BOARD**

Request for Reconsideration of Board File number 180084 for 8242 & 8246 West Cabora Drive.

H. **REPORT FROM THE GENERAL MANAGER, EXECUTIVE OFFICER AND OTHER SENIOR MANAGERS**

Briefing on the events of the preceding week and on the progress of the Department and other governmental agencies on matters of general concern of the Board.

1. General

I. **REPORT FROM THE BOARD SECRETARY**

1. General

J. **REVIEW AND APPROVE MINUTES OF PREVIOUS BOARD MEETINGS**

1. October 16, 2018 (VA)

**MATTERS SCHEDULED FOR FUTURE MEETINGS**

**HELD IN ABEYANCE**

06-26-18      **2356 – 2360 SOUTH CAMDEN AVENUE (Permit & Engineering/Grading) – BF# 180043**

06-26-18      **1830 & 1849 NORTH BLUE HEIGHTS DRIVE (Permit & Engineering/Grading) – BF# 180053**

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Agendas may be accessed through the City website at [www.LADBS.org](http://www.LADBS.org) “Our Organization”, “Building & Safety Commissioners”, “BBSC Meeting Agenda.”

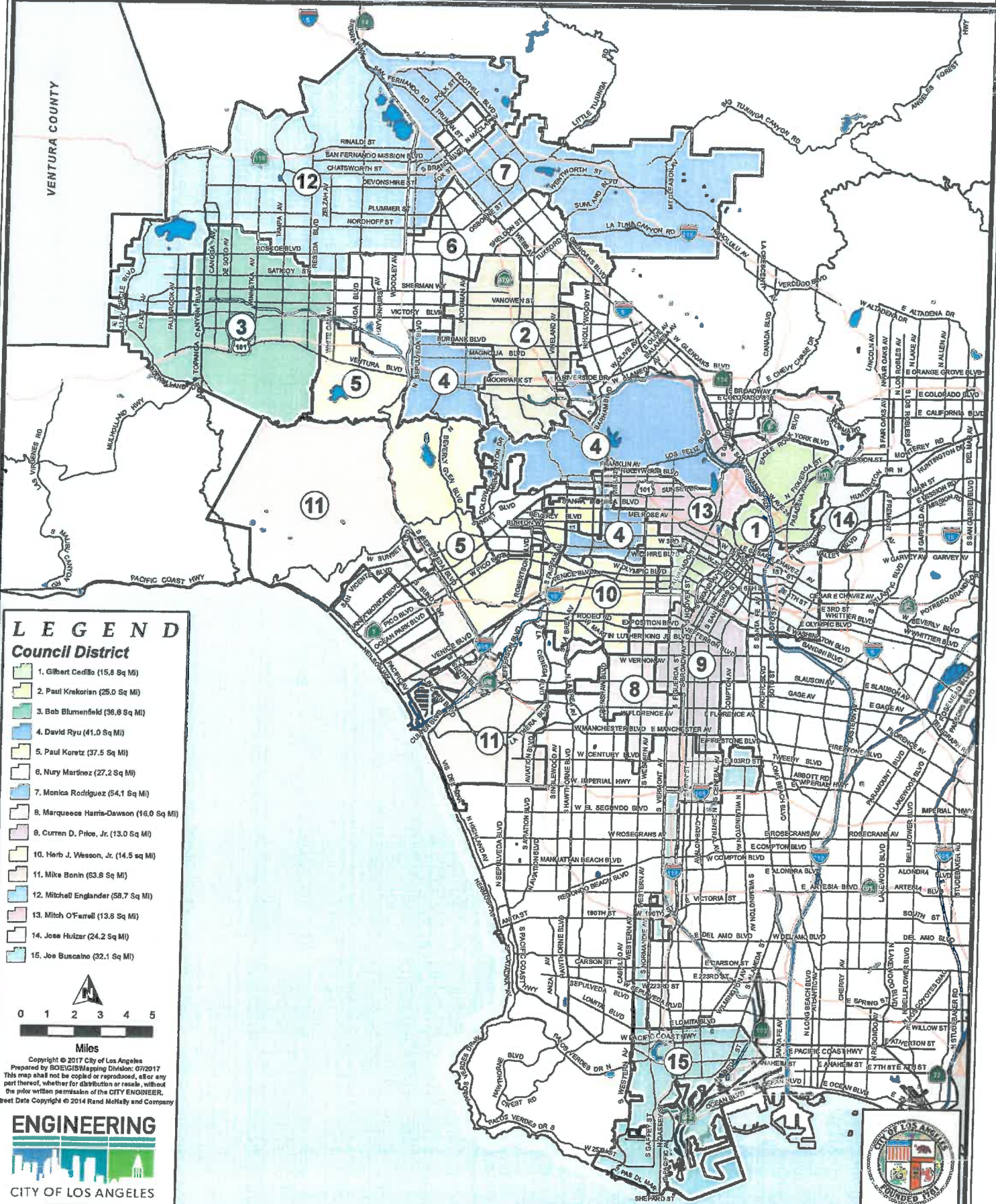
The decisions of the Board are effective at the close of the meeting unless it is noted otherwise. The Board or the Superintendent may order a reconsideration of all or part of the case on its or his own motion, or on petition of any party. The power to order a reconsideration shall expire five days after the effective date of the decision (Section 98.0312 LAMC). If no action is taken on a petition within the time allowed for ordering reconsideration, the petition shall be deemed denied.

Pursuant to Section 245 of Article II of the Charter of the City of Los Angeles, actions taken by this Board become final at the expiration of the next five (5) meeting days of the City Council, during which the Council convenes in regular session, unless the City Council acts within that time by two-thirds vote to bring this action before it for consideration.

**EXHAUSTION OF ADMINISTRATIVE REMEDIES** - If you challenge a City action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at or prior to the public hearing. Any written correspondence delivered to the Board before the Board’s final action on a matter will become a part of the administrative record.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. This section provides that a petitioner may seek judicial review of the Board’s decision pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate is filed and served no later than the 90th day following the date on which the Board’s decision becomes final.

# City of Los Angeles Council Districts



## LEGEND

### Council District

- 1. Gilbert Cedillo (15.8 Sq Mi)
- 2. Paul Krekorian (25.0 Sq Mi)
- 3. Bob Blumenfeld (36.6 Sq Mi)
- 4. David Ryu (41.0 Sq Mi)
- 5. Paul Koretz (37.5 Sq Mi)
- 6. Nury Martinez (27.2 Sq Mi)
- 7. Monica Rodriguez (54.1 Sq Mi)
- 8. Marqueeze Harris-Dawson (16.0 Sq Mi)
- 9. Curran D. Price, Jr. (13.0 Sq Mi)
- 10. Herb J. Wesson, Jr. (14.5 Sq Mi)
- 11. Mike Bonin (63.8 Sq Mi)
- 12. Mitchell Englander (58.7 Sq Mi)
- 13. Mitch O'Farrell (13.8 Sq Mi)
- 14. Jose Huizar (24.2 Sq Mi)
- 15. Joe Buscaino (32.1 Sq Mi)



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**ENGINEERING**

CITY OF LOS ANGELES  
 GARY LEE MOORE, P.E.  
 CITY ENGINEER

CITY OF LOS ANGELES  
 FOUNDED 1781  
 ERIC GARCETTI  
 MAYOR

